



Cleaning and Restoration of Exteriors

DryvitCARE™: The Right Rx for the Sequoia Medical Arts Building

The Sequoia Medical Arts Building is a three-level, 45,000-square-foot medical building built in 1991 in Redding, California. After 15 years, the building's original one-coat plaster exterior had begun to exhibit visible signs of cracking, with intermittent water intrusion appearing near window frames. The building's owners feared that water may also have been seeping through the walls throughout the structure. As time progressed, it became apparent that the water intrusion was causing damage to the exterior.

After consulting with the building's owners and architect, building manager Corinne Trent decided that it was time to take action. She set out to find an expert who could repair the exterior before further damage could occur. Upon the recommendation of Trilogly, a trusted engineering company with whom ownership had previous experience, Trent contacted Joe Cerami of Cerami & Browning Construction, Inc., an expert in exterior building and structure restoration, renovation and retrofit. Corinne asked Cerami to recommend a course of action to repair the damaged exterior, prevent future leaks from occurring and improve the building's aesthetics.

"After a thorough evaluation of the Sequoia Medical Arts Building, we recommended reskinning the building because the original exterior had failed," said Cerami. "The goal was to install a weather-tight exterior skin without removing all of the existing plaster. The most challenging aspect of this job was completely reskinning, flashing and windowing a three-story medical building while it was still in operation."

As the project manager, Cerami recommended an exterior rejuvenation through the DryvitCARE program. DryvitCARE provides guidelines and products for cleaning,

repair, and restoration or renovation of exteriors to keep the exterior cladding looking good and performing exceptionally.

Working with several listed Dryvit applicators during the bid process, Cerami and the building owners selected Gene Wetmore of Green Valley Construction to execute the refinishing, which featured Dryvit's Outsulation Plus MD, a high-performance moisture drainage EIF system that incorporates an air- and water-resistive barrier. Dryvit's Outsulation Plus MD was used in conjunction with another Dryvit product, Backstop NT, a flexible, polymer-based, non-cementitious, weather-resistive membrane that prevents water penetration and eliminates air infiltration.



Project Name:

Sequoia Medical Arts Building
Redding, CA

Dryvit System:

Outsulation® Plus MD with
Backstop® NT

DryvitCARE Project Manager:

Joe Cerami, Cerami & Browning
Construction, Inc.
Redding, CA

DryvitCARE Applicator:

Gene Wetmore
Green Valley Construction
Sacramento, CA

DryvitCARE Distributor:

Calply, Sacramento, CA

[Click here to visit the DryvitCARE website.](#)

Wetmore purchased the Dryvit products from Calply in West Sacramento. "The goal was for this system to be applied right over the existing stucco and stop the water intrusion," said Wetmore. "Having worked with Dryvit products on numerous projects, I knew what to expect as far as quality, ease of use, customer support, and most important, long-term performance."

Due to inclement weather and the fact that the busy medical building remained open and fully functional throughout the renovation, the entire project took about two years to complete. "Working on an existing, functioning building made this project a bit unusual, but everything went smoothly and I don't think anything we did disrupted the operation of the medical offices," said Wetmore.

The reaction was unanimously positive when it came time to evaluate the finished product. "We are very happy with the results, from both an aesthetic and functional perspective," said Corinne Trent. "There has not been any water intrusion since the application. Also, the Dryvit representatives were great, reporting to the site at various times throughout the project to view the progress of the job. And, in the end, the color matched perfectly to what was originally there."

An important benefit of the Dryvit system application was a noticeable increase in energy efficiency. "With the building's improved insulation, we have also experienced a welcomed reduction in our utility bills," confirmed Trent. The U.S. Department of Energy recently evaluated Dryvit's Outsulation systems in a whole wall R-value study, and the results revealed that Dryvit systems are 84% more energy efficient than other systems, which can translate into a 20-30% annual energy savings.

Wetmore and Cerami were also complimentary as to Dryvit's role in the project: "We were extremely pleased with the Dryvit products, applicator, and support we received from the Dryvit field rep," said Cerami. "Together, we were 100% successful in addressing any challenges we had on the project."

"The Sequoia Medical Arts Building exterior reskin project was a success. Joe and I had worked with Dryvit before so we expected nothing less," noted Wetmore. "By overcladding the building with Dryvit's high-quality, weather- and water-resistant Outsulation Plus MD system, we were able not only to enhance its appearance, but also improve its energy efficiency and overall performance."